

047.A

0003

0011.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

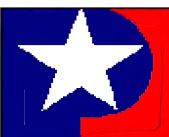
878,800 / 878,800

USE VALUE:

878,800 / 878,800

ASSESSED:

878,800 / 878,800


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | WEBROW RD, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|------------------------------|---------|----|
| Owner 1: | BLANKESPOOR KEVIN S & LISA S | Unit #: | 11 |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 11 WEBROW RD | | |
| Street 2: | | | |

Twn/City: ARLINGTON

| | | |
|---------------|--------|------------|
| St/Prov: MA | Cntry: | Own Occ: Y |
| Postal: 02474 | | Type: |

PREVIOUS OWNER

| | |
|---------------|------------------|
| Owner 1: | LOMBARDI KEITH - |
| Owner 2: | - |
| Street 1: | 75 BARTLETT AVE |
| Twn/City: | ARLINGTON |
| St/Prov: MA | Cntry: |
| Postal: 02476 | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 2982 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 8120 | | | | | | | | | | | | | | | | |
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 8120 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 878,800 | | | 878,800 | | 311414 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 07/12/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 047.A-0003-0011.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 878,800 | 0 | . | . | 878,800 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 863,400 | 0 | . | . | 863,400 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 847,900 | 0 | . | . | 847,900 | 847,900 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 827,100 | 0 | . | . | 827,100 | 827,100 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 752,000 | 0 | . | . | 752,000 | 752,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 673,700 | 0 | . | . | 673,700 | 673,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 673,700 | 0 | . | . | 673,700 | 673,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 645,200 | 0 | . | . | 645,200 | 645,200 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| LOMBARDI KEITH, | 52797-272 | | 5/18/2009 | | 630,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|-----------|--------|-----|------------|----------|------------|---------|------|--------|-------------|------|
| 7/12/2018 | | Measured | | | | | | | | DGM | D Mann | |
| 4/26/2010 | | NEW CONDO | | | | | | | | BR | B Rossignol | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | | | | | |
|------------------------------|-------------------|---------------------------|---------------------------------|-----------------------------|-------------------------|-----------------------|--------------------|----------------------|--------------------------|---------------------|---------------------|----------|--------------|-------------|------------|-----------------|--------------|----------|--------|---------|--------|-----------------------------------|-------|--|--|--|--|--|--|--|--|
| Type: 8 - Condo TnHs. | | Full Bath: 3 | Rating: Very Good | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2T - 2 & 3/4 Sty | | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 1/2 Bath: 1 | Rating: Very Good | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: BEIGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: B - Good | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: 2008 | Eff Yr Blt: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G11 | Fact: . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | Phys Cond: VG - Very Good | 3.3 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Int Wal 1 - Drywall | | Functional: | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | % | Economic: | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | Special: | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | Override: | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | Total: | 3.3 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial # | | Year: | | Color: | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | | | | |
| PARCEL ID 047.A-0003-0011.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | Total Special Features: | | | Total: | | | | | | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OTHER FEATURES | | | | 1st Res Grid Desc: Line 1 | | | | # Units 1 | | | | | | | | | | | | | | | | | | | | | | | |
| Kits: 1 | Rating: Very Good | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A Kits: | Rating: | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fpl: 1 | Rating: Good | Upper | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WSFlue: | Rating: | Lvl 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Lvl 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Lower | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Units: | | Totals | RMs: 8 | BRs: 4 | Baths: 3 | HB: 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONDO INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Units: | | Interior: | 1 | 8 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor: M - Multi-Level | | Additions: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Own: 50.000000000 | | Kitchen: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name: | | Baths: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Plumbing: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Electric: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Heating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | General: | Totals | 1 | 8 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPRECIATION | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | Basic \$ / SQ: 250.00 | Size Adj.: 0.70120728 | Const Adj.: 0.99989998 | Adj \$ / SQ: 175.284 | Other Features: 71500 | Grade Factor: 1.33 | NBHD Inf: 1.14999998 | NBHD Mod: | WtAv\$/SQ: | AvRate: | Ind.Val | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | | | |
| Prim Int Wal 1 - Drywall | | | | | | | | | LUC Factor: 1.00 | Juris. Factor: 1.00 | Before Depr: 268.10 | GLA | Gross Liv Ar | 2,982 | 175.280 | 522,698 | | | | | | | | | | | | | | | |
| Sec Int Wall: | % | | | | | | | | Adj Total: 908826 | Special Features: 0 | Val/Su Net: 294.70 | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | | | | | | Depreciation: 29991 | Final Total: 878800 | Val/Su SzAd 294.70 | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | | | | | | Deprecated Total: 878834 | | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial # | | Year: | | Color: | | | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | | | | |
| PARCEL ID 047.A-0003-0011.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | Total Special Features: | | | Total: | | | | | | | | | | | | | | | | | | | | | | | |